

Los Angeles County Department of Regional Planning
FINAL ZONING ENFORCEMENT ORDER

Please contact the investigating planner **Nathan Merrick**

Email: nmerrick@planning.lacounty.gov

Phone Number: (213) 974-6453 -- Monday through Thursday before 10am

November 4, 2019

SEMLER COMPANIES
MALIBU R H SEMLER TR
32111 MULHOLLAND HWY
MALIBU, CA 90265



Department of Regional Planning
Amy J. Bodek, AICP, Director

320 W Temple Street
Los Angeles, CA 90012

(213) 974-6453

<http://planning.lacounty.gov>

Code Enforcement Case Number: RPCE2019000794

Dear Property Owner/Tenant:

An inspection was conducted at **31727/32111/32331 Mulholland Highway, Malibu, CA 90265** and it disclosed the following violations:

1. Coastal Zone Development

Development has occurred in the coastal zone without approval from the Department of Regional Planning (Los Angeles County Zoning Code: 22.44.800; 22.44.810; 22.44.1750)

At least one animal enclosure (e.g., a giraffe barn) and related fencing has been erected in the Coastal Zone without approval from the Department of Regional Planning.

2. Land Use Without DRP Permit

A land use is being maintained on the premises without approval from the Department of Regional Planning (Los Angeles County Zoning Code: 22.02.030(B); 22.16.010; 22.16.020; 22.16.030; 22.140.030)

Alcoholic beverages continue to be served as a part of various commercial enterprises (e.g., wine safari tours and wine hikes) and the alcohol is being served and/or consumed outside the confines of tour vehicles, without approval from the Department of Regional Planning.

3. Land Use Without DRP Permit

A land use is being maintained on the premises without approval from the Department of Regional Planning (Los Angeles County Zoning Code: 22.02.030(B); 22.16.010; 22.16.020; 22.16.030; 22.44.1750; 22.44.1530 et seq.; 22.188.010 et seq.)

Unpermitted special events and/or temporary uses (e.g., weddings, corporate events, and wrap parties) are being held on the premises without approval from the Department of Regional Planning.

Case Number:
RPCE2019000794

APN(s):
2058-016-005; 2058-016-006;
2058-016-008; 2058-016-021;
2058-016-022; 2058-016-025;
2058-016-030

Zone(s):
A-1; R-C

Investigating Planner:
Nathan Merrick

Phone Number:
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Compliance Date:
November 19, 2019

4. Unpermitted Use

A land use that is not permitted in this zone is being maintained on the premises (Los Angeles County Zoning Code: 22.02.030(B); 22.16.010; 22.16.020; 22.16.030; 22.44.1750; 22.44.1790)

Wild animals, including but not limited to a giraffe, zebras, and camels are being kept on the property, within an A-1 and/or R-C zone, for commercial purposes (e.g., for use as part of wine safari tours).

5. Prohibited Outdoor Lighting and Improper Rural Light Shielding

Outdoor lighting on the premises is not being maintained in compliance with applicable law (Los Angeles County Zoning Code: 22.14.180; 22.44.1270; 22.80.040; 22.80.050(C))

Prohibited outdoor lighting has been installed on the premises in conjunction with nighttime wine tours and the lighting is being maintained unshielded.

6. Oak Tree Encroachment

Encroachment into the protected zone of one or more oak trees without first obtaining an Oak Tree Permit from the Department of Regional Planning (Los Angeles County Zoning Code: 22.44.950; 22.174.030)

Animal enclosures, barns, and outdoor lighting have been placed within the protected zone of one or more oak trees without approval from the Department of Regional Planning.

These are not permitted uses in zone A-1 and/or R-C and are in violation of the provisions of the Los Angeles County Zoning Ordinance (Title 22) Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$798.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.44.690(X) and 22.242.070(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violations and bring the subject property into compliance with the Los Angeles County Zoning Ordinance within 15 days after the compliance date which has been set for November 19, 2019. Failure to correct the violations found at 31727/32111/32331 Mulholland Highway, Malibu, CA 90265 by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

For any other inquiries, please contact the investigating planner directly as noted by the contact information listed above. Please note that our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Amy J. Bodek, AICP

Director of Regional Planning



Diane Aranda

Supervising Regional Planner

Zoning Enforcement West